

## Brentwood Board of Adjustment Minutes May 11, 2020

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Members present: Chairman Ken Christiansen, Bruce Stevens, Andy Artimovich, and Alternate Daphne Woss.  
*Andy Artimovich was not a voting member as he was appointed for another term this evening but was not yet sworn in.*

Christiansen opened the meeting at 7:00 pm. The Board introduced themselves.

Motion made by Christiansen, 2<sup>nd</sup> by Stevens, to give alternate Woss voting rights. All were in favor with Woss and Artimovich abstaining. Motion carried.

Motion made by Woss, 2<sup>nd</sup> by Christiansen, to appoint Artimovich to another 3-year term on the Zoning Board of Adjustment. All were in favor with Artimovich abstaining. Motion carried.

Motion made by Christiansen, 2<sup>nd</sup> by Stevens, to appoint Doug Cowie as Vice Chair to the Zoning Board of Adjustment. All were in favor with Artimovich abstaining. Motion carried.

**7:00 pm: Public Hearing:** Applicant Sharon Grandstaff Fortin requests a special exception from Article VI, Section 600.001 and 600.002 - Reconstruction of and expansion of a non-conforming lot/use. Intent is to replace an existing 2-bedroom mobile home with a new 2-bedroom manufactured/mobile home with a larger footprint on a concrete pad. Property location: 202 North Road/102 Lyford Lane, Brentwood, NH 03833; residential/agricultural zone; tax map 208.075.000. Owner: Grandstaff Family Revocable Trust, Sharon Grandstaff Fortin Trustee.

Present: Applicant Sharon Grandstaff Fortin and Robert Fortin. No abutters were present.

S. Grandstaff Fortin gave a brief overview. They have an old 1970's mobile home, about 800 sq. ft., and it's not in the best condition. They would like to replace it with a newer 2-bedroom mobile home. The existing mobile is about 12' wide and the newer mobile would be 14' to 16' wide and about 66' to 68' long, a little larger. Stevens confirmed that they were still within the 25' setbacks (*sides and rear*). R. Fortin agreed, it's a large piece of land. The main home is on North Road and the entire lot is 3.2 acres. Stevens commented that the two homes on one lot is why they are here; for a grandfathered non-conforming use that can't be expanded unless it goes through this process. S. Grandstaff Fortin asked if they could add a front porch onto the newer mobile home. Stevens asked if they would be 75' from the centerline of the road with the front porch. If they push the placement of the mobile back a bit so the porch is within the front setback, there's room to do it. It's non-conforming in the sense that it's two homes on one lot. This is a lot of record and we're speaking to the expansion. The application isn't for setbacks so stay within the setbacks. S. Grandstaff agreed there's room to move it back. R. Fortin added that they worked with Kip already and have fixed up the house on North Road and now they want to improve this. S. Grandstaff added that they will have to pour a pad for the newer mobile. The Board had no questions.

Christiansen closed public input for board discussion.

Motion made by Christiansen, 2<sup>nd</sup> by Woss, to grant the special exception to replace the old mobile home with a larger and newer model with no conditions. All were in favor with Artimovich abstaining.

Christiansen signed the Notice of Decision and a copy of the decision was given to Sharon Grandstaff Fortin.

**Board Business:** Letter (*emailed to PB and ZBA*) from Galvin and Associates, the agency listing Marcotte's properties for sale, regarding 41B Mill Road. For the Town and Boards to consider future uses there; possibly install a living fence, consider aesthetics for neighbors, etc. Stevens said the Boards could address that letter if an applicant comes forward with an application. Letter is on file.

Motion made by Woss, 2<sup>nd</sup> by Stevens, to adjourn at approximately 7:20 pm. All were in favor with Artimovich abstaining. Motion carried.

Respectfully submitted,

Andrea Bickum  
Administrative Assistant, Brentwood Zoning Board of Adjustment